



## THE CROWN, 1 GEORGE STREET, LUTON, BEDFORDSHIRE, LU1 2AA

- Site area of approximately 656 sq m (7,063 sq ft).
- Town centre location.
- Trade patio to rear.
- Late licence.

**FREEHOLD** - with vacant possession upon completion

**UNCONDITIONAL OFFERS INVITED** (plus VAT if applicable)

**SUBJECT TO CONTRACT** sole selling rights

COUNF186

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## Location

The property is situated within the centre of Luton, overlooking the pedestrianised prime retail pitch, close to one of the main entrances into the Mall indoor shopping centre.

A location plan is attached.

## Description

The building is deceptively spacious inside. The front part is mid terrace, set out on three levels above basement. The rear section comprises a long single storey extension behind which is a trade garden and rear street access.

**Basement** Chilled beer store.

**Ground floor** The trading area is partially divided into sections with a long servery to the side, booth seating to the perimeter and a DJ stand to the corner. Good levels of natural daylight are enhanced by a central skylight. Customer toilets. Trade kitchen.

**First floor** Separated into two flats, the first comprises a double bedroom, bathroom, living room and kitchen. The second flat contains a double bedroom, living room, bathroom and office.

**Second floor** Two rooms.

Using the online Promap measuring service the building footprint and site area are calculated to be: -

**Building Footprint** 351 sq m (3,776 sq ft)

**Site Area** 656 sq m (7,063 sq ft)

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

## Services

We are advised that the property is connected to all mains services.

## Licensing

From enquiry of Luton Borough Council, it is understood that the property has a Premises Licence permitting the sale of alcohol on Sunday to Wednesday from 11:00am until 11:00pm; on Thursday from 11:00am until midnight; on Friday from 11:00am until 1:00am; and on Saturday from 11:00am until 2:00am.

## Planning

From enquiry of Luton Borough Council, it is understood that the property is Grade II listed and is situated within the Town Centre Conservation Area.

## Rating Assessment

The property is listed as a public house and premises and has a rateable value of £37,600 with effect from April 2017.

## Tenure

Freehold with vacant possession upon completion.

## Basis of Sale

Offers are invited on an unconditional basis (VAT is applicable in addition).

## Viewing

Neither staff or customers are aware that the property is being marketed. Prospective purchasers are requested to undertake discrete customer viewings in the first instance. Please do not engage in conversation with any customers or staff regarding this sale.

For further information and to arrange a viewing please contact James Grimes or Annabel Magnay on -  
Tel: 020 7836 7826 or Email: [james.grimes@agg.uk.com](mailto:james.grimes@agg.uk.com) / [annabel.magnay@agg.uk.com](mailto:annabel.magnay@agg.uk.com)

## EPC

An EPC report is available upon request.



Source: Google Maps. Not to scale - Provided for indicative purpose

